

CITY PLAN COMMISSION

CITY PLAN COMMISSION DOCKET

Tuesday, April 5, 2016

9:00 A.M.

26th Floor, Council Chamber

Members

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice-Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council Planner Docket
District No.

9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 1 | JE | 1. | Case No. 12417-B-P-22 - About 3.3 acres generally located on the northeast corner of NE 80 th Street and N. Farley Avenue, to consider approval of a Chapter 80 final plan in District SC (Shoal Creek), to allow for 27 residential lots out of 6 previously platted lots within the Village Fourth Plat.
Applicant: GDC Residential LLC Brett Haugland, Continental Consulting Engineers |
| 2 | JE | 2. | Case No. SD 1146-F, Final Plat – Tiffany Square East – To consider approval of a final plat on about 14.92 acres, in Districts B3-3 (Community Business 3 dash 3), MPD (Master Planned Development) and R2.5 (Residential 2.5), generally located at the southeast corner of Ambassador Drive and NW Old Tiffany Springs Road, creating three (3) lots.
Applicant: Tiffany Square Real Estate LLC, repr. Brian Forquer, Lutjen, Inc. |
| 1 | AW | 3. | Case No. 11660-P-15 – To consider approval of a Chapter 80 final plan in District R-6 (Residential dash 6) on 0.21 acres, generally located north of NE |

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Staley Farms Drive and east of N. Garfield Avenue, to allow for landscaping a monument signage in private open space tracts.

Applicant: Julian Development Company, repr. Brian Forquer, Lutjen, Inc.

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| 1 | OA | 4. | Case No. 10694-P-27 - About 18 acres generally located on the southwest corner of NE Parvin Road and N. Kentucky Avenue, to consider approval of a Chapter 80 final plan in Districts M1-5/US (Manufacturing 1-5/ Underground Space) and UR/ US, to allow for a new 23,500 square foot office building and truck parking lot expansion.
Applicant: Davidson Architecture & Engineering, repr. Chris Hafner |
| 2 | OA | 5. | Case No. 7893-GP-12 – About 18 acres generally located at the northwest corner of NW Cookingham Drive and NW Prairie View Road, to consider approval of a Chapter 80 final plan in District B3-3 (Community Business formerly GP-3 - Regional Business)), to allow for expansion of the existing surface parking and a new parking structure.
Applicant: The Parking Spot, repr. Brian Forquer, Lutjen, Inc. |
| 2 | OA | 6. | SD 0710H, Final Plat – Highland Plaza East, Third Plat - To consider of a plat on about 2 acres, in District B2-2 (Neighborhood Business 2 dash 2), located at the northwest corner of Church Road and NE Cookingham Drive, creating two (2) commercial lots.
Applicant: Kaw Valley Engineering, repr. Sam Malinowsky |
| 2 | OA | 7. | Case No. 6158-P-37 - To consider approval of a Chapter 80 final plan in District B2-2 (Neighborhood Business 2 dash 2) on about 2 acres, generally located at the northwest corner of Church Road and NE Cookingham Drive, to allow for a restaurant with a drive-through and a retail building.
Applicant: Carter Engineering Consulting Inc. repr. Jeff Carter |
| 2 | OA | 8. | SD 1528, Final Plat – The Village at Green Hills - To consider approval of a final plat on about 7 acres, in District B3-3 (Community Business 3 dash 3), generally located on the east side of N. Green Hills Road, approximately 200 feet south of 152 Hwy, creating four (4) commercial lots and one (1) tract.
Applicant: Greenhills, Inc., repr. Jason Robbins, Aylett Survey Co. |
| 4 | OA | 9. | SD 1529, Final Plat – Midtown Plaza - To consider approval of a final plat on about 5 acres, in District UR (Urban Redevelopment), generally bordered by W. 34 th Street on the north, W. 34 th Terrace on the south, Broadway Boulevard on the east and Pennsylvania Avenue on the west, creating two (2) commercial lots.
Applicant: Renaissance Infrastructure Consulting, repr. Roger Cassity, PE |
| 5 | OA | 10. | SD 0579 C, Final Plat – Rockhurst Student Housing - To consider approval of a final plat on about 0.5 acres, in District MPD (Master Planned |

Development), generally located on the west side of Forest Avenue, approximately 50 feet south of E. 54th Street, creating one (1) commercial lot.
Applicant: Renaissance Infrastructure Consulting, repr. Roger Cassity, PE

END OF CONSENT AGENDA

Council District	Planner No.	Docket
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9:00 A.M. – NEW CASE

1	JE	11.	<p>Case No. SD 1527, Preliminary Plat – Highway Materials – To consider approval of a preliminary plat on about 26.5 acres, in District R-80 (Residential dash 80), generally located on the southeast corner of M-210 Highway and Birmingham Levee Dist Drive Road, creating one (1) lot. Applicant: Highway Materials LLC, repr. Terhune Surveying & Mapping</p>
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CONTINUED CASE

4	JE	12	<p>Case No. 596-S-1 -- To consider the approval of the First Amended and Restated Union Hill Area General Development Plan, and declare an 18.4 acre area generally located south of 27th Street, east of both Grand Boulevard and on both sides of McGee Trafficway, West of Gillham Road and generally north of 30th Street, as blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMO. (Continued from 03-15-16-No Testimony) Applicant: Planned Industrial Expansion Authority, repr. David Macoubrie</p>
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NEW CASES

3	JE	13.	<p>Case No. 14656-P -- About 0.74 acres generally located on either side of Topping Avenue, about 650 feet south of Leeds Trafficway, to consider rezoning a strip of vacated street right of way which is now a part of 3801 Topping Avenue, from District R-6 (Residential 6) to District M 1-5 Manufacturing 1 (dash 5). Applicant: Harvester's Community Food Network, rep Brett Haugland, Continental Consulting Engineers, Inc.</p>
3	JE	14.	<p>Case No. 14656-P-1 -- About 10.85 acres generally located on either side of Topping Avenue, just south of Leeds Trafficway, with an address of 3801 Topping Avenue, to consider the approval of a development plan in District M 1-5 Manufacturing 1 (dash 5) to allow for the expansion of the Applicant: Harvester's Community Food Network facilities, rep Brett Haugland, Continental Consulting Engineers, Inc.</p>

CONTINUED CASES

- 1 JE 15. **Case No. 14505-P** -- About **59.2** acres generally located at the northwest corner NE 108th Street and N. Eastern Avenue, to consider rezoning the site from R-80 (Residential 80) to R-7.5 (Residential 7.5). (Continued from 03-01-16 – No Testimony)
Applicant: Star Development Corp., repr. AGC Engineers, Inc.
- 1 JE 16. **Case No. SD 1492 – Providence Pointe – Preliminary Plat** – About 59.2 acres generally located at the northwest corner NE 108th Street and N. Eastern Avenue, to consider approval of a Preliminary Plat in District R-7.5 (Residential 7.5) creating 165 single family lots and 4 tracts. (Continued from 03-01-16 – No Testimony)
Applicant: Star Development Corp.

NEW CASE

- 3 AW 17. **Case No. 1708-V** – A request to vacate the alley next east of Vine from the north line of E 21st Street to its terminus, as established by the Whitehead Place plat, all in Section 9, Township 49 North, Range 33 West, Kansas City, Jackson County, Missouri.
Applicant: City of Kansas City, MO
- 2 AW 18. **Case No. 14661-P** – 8630 N Oak – About 2.16 acres in District B1-1 generally located at the northwest corner of N Oak Trafficway and 86th Street, to consider approval of a development plan to allow for the expansion of an existing school.
Applicant: Wargner Associates LLC

CONTINUED CASE

- 5 AW 19. **Case No. 14621-SU – 8201 Bannister Road** – About .83 acres generally located at the southeast corner of James A Reed Road and Bannister Road, to consider approval of a Special Use Permit to expand an existing gas station and convenience store, plus any necessary variances. (Continued from 02-16-16) (No Testimony)
Applicant: KAM Design, Khalid Bandy

NEW CASES

- 2 OA 20. **Case No. SD 1526 - Preliminary Plat – Woods At Windrose Townhomes** - To consider approval of a preliminary plat in District R-7.5 (Residential dash 7.5), on about 70 acres generally located at the southeast corner of Mo. Hwy. 152 and North Oak Trafficway creating two (2) residential lots. **(Case No. SD 1526-A is a companion case.)**
Applicant: RIC, Roger L Cassity

- 2 OA 21. **Case No. SD 1526A - Final Plat – Woods At Windrose Townhomes** - To consider approval of a final plat in District R-7.5 (Residential dash 7.5), on about 7.2 acres generally located at the southeast corner of Mo. Hwy. 152 and North Oak Trafficway, creating one (1) residential lots.
Applicant: RIC Roger L Cassidy

CONTINUED CASES

- 3 OA 22. **Case No. 12884-UR-2** – Approximately 63 acres generally bordered by I-70 on the north, Blue Ridge Boulevard on the east, E. 43rd Street on the south and 750 feet west of Sterling Avenue on the west, to amend a previously approved URD Plan in District UR (Urban Redevelopment), to allow for a the existing Wal-Mart store and a new gas station. (Continued from 03-15-16- (No Testimony)
Applicant: CEI Engineering Associates Inc., repr. Kofi Addo

NEW CASES

- 2 OA 23. **Case No. 12419-P-5** – Approximately 70 acres generally located at the northeast corner of NW 96th Street and Hwy 169, extending to N. Oak Trafficway along NW 99th Street, to amend a previously approved Chapter 80 Preliminary Development plan in District R-1.5 (formally R-4), to allow for a health and rehabilitation facility as part of Phase E.
Applicant: Physician's Development Group LLC
- 2 OA 24. **Case No. 12419-P-6** – Approximately 6 acres generally located on the west side of the terminus of NW 99th Street and the east side of Hwy 169, to consider approval of a Chapter 80 final plan in District R-1.5 (formally R-4), to allow for a 63,000 square foot health and rehabilitation facility.
Applicant: Physician's Development Group LLC
- 2 OA 25. **SD 0932 A, Final Plat – North Oak Rehabilitation** - To consider approval of a final plat on about 6 acres, in District R-1.5 (formally R-4), generally located on the west side of the terminus of NW 99th Street and the east side of Hwy 169, creating one (1) residential lot.
Applicant: Physician's Development Group LLC

CONTINUED CASES

- 4 JR 26. **Case No. 611-S-6** – A request to amend the Plaza Urban Design and Development Plan on about 1.5 acres, generally located on the block bound by W 46th St on the north, Broadway on the west, Wornall Rd on the east and W 46th Ter on the south, by changing recommendation relating to redevelopment from "Potential Redevelopment within Existing Zoning" to "Limited Redevelopment with Specific Guidelines" and by changing the recommendation

regarding building height from “4-10 stories” to “12-15 stories”. (Continued from 03-01-16 – No Testimony)
Applicant: Plaza Hotels, LLC, repr Polsinelli PC

- 4 JR 27. **Case No. 14609-MPD (Previously 14609-UR)** – To consider approval of a rezoning from District B3-2 (Community Business) to District MPD (Master Planned a preliminary plat on approximately 1.5 acres generally located on a portion of the block bound by Broadway, W 46th St, W 46th Ter, and Wornall Rd to allow an approximately Development) and approval of a preliminary development plan which also acts as 293,840 square foot mixed use development. (Continued from 03-01-16 – No Testimony)
Applicant: Plaza Hotels, LLC, repr Polsinelli PC
- 4 JR 28. **Case No. 733-S** To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1 acre generally located at the southwest corner of 17th St and Madison St from residential low (urban) to residential medium-high. (continued from 03-15-16 – No Testimony)(To be continued)
Applicant: Planned Industrial Expansion Authority, repr. David Macoubrie
- 4 JR 29. **Case No. 675-S-7** Amending the Heart of the City Area Plan to change the land use recommendation on the block bordered by E 31st Street, Mersington Avenue, E Linwood Boulevard and Cleveland Avenue, from Mixed Use Neighborhood and Residential Low Density (Urban) to Institutional and further changing the land use recommendation on the portioned block bordered by E 31st Street, Cleveland Avenue and E Linwood Boulevard from Institutional, Parks and Residential Low Density (Urban) to Residential Medium-High.(To be continued from 03-15-16 – No Testimony)
Applicant: Planned Industrial Expansion Authority, repr. David Macoubrie
- 4 JR 30. **Case 14653-UR** – About 1 acre generally located at the southwest corner of 17th St and Madison St, to consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses (Continued from 03-15-16 – No Testimony) (To be continued)
Applicant: Planned Industrial Expansion Authority, repr. David Macoubrie

NEW CASE

- 3 PN 31. **Case No. 685-S-9** – To amend the Heart of the City Area Plan for approximately 4.6 acres generally bounded by E. 27th Street on the north, Prospect Avenue on the east, E. 28th Street on the south, and Wabash Avenue and the north/south alley located west of Wabash Avenue on the west to

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change the recommended land use from Residential Low Density (Urban) to Mixed Use Neighborhood.

Applicant Morningstar's Development Company Inc., repr. Lamin, Nyang, Taliaferro & Brown Inc.

- 3 PN 32. **Case No. 14495-MPD-1** — To consider a request to rezone approximately 4.6 acres generally bounded by E. 27th Street on the north, Prospect Avenue on the east, E. 28th Street on the south, and Wabash Avenue and the north/south alley located west of Wabash Avenue on the west from Districts R1.5 (Residential, 1,500 sq. ft. lot area) and District MPD (Master Planned Development) to District MPD and approve an MPD plan for a community center and auditorium (entertainment and spectator sports), single and multi-family residential, and parking lots.
Applicant: Morningstar's Development Company Inc., repr. Lamin Nyang, Taliaferro & Browne, Inc.

CONTINUED CASE

- CW PN 33 **Case No. 254-S-314** Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review (Continued from 03-15-16- No Testimony)



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:nw